

AN ORDINANCE 101891

**AMENDING THE OFFICIAL ZONING MAP OF THE CITY
OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED
DEVELOPMENT CODE, SECTION 35-304, OF THE CITY
CODE OF SAN ANTONIO, TEXAS BY CHANGING THE
ZONING DISTRICT BOUNDARY OF CERTAIN PROPERTY.**

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WHEREAS, a public hearing was held regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

WHEREAS, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of Lot 30, Lot 31, and Lot 32, Block 25, NCB 3200 from "C-2" Commercial District to "R-4" Residential Single-Family District.

SECTION 2. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

SECTION 3. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 4. This ordinance shall become effective on December 25, 2005.


PASSED AND APPROVED this 15th day of December, 2005.

ATTEST:


City Clerk


M A Y O R
For

APPROVED AS TO FORM:


City Attorney

CASE NO: Z2005243

Staff and Zoning Commission Recommendation - City Council

Date: December 15, 2005

Zoning Commission Meeting Date: November 15, 2005

Council District: 3

Ferguson Map: 651 E1

Applicant:

H L H Properties, LP

Owner:

Harry Hausman

Zoning Request: From "C-2" Commercial District to "R-4" Residential Single-Family District

Lots 30 through 32, Block 25, NCB 3200

Property Location: 1523 and 1525 Bailey Avenue

West of the Intersection of Elgin Avenue and Bailey Avenue

Proposal: For residential use

Neighborhood Association: Sunny Slope Neighborhood Association

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval

The subject property is currently vacant and located west of the intersection of Elgin Avenue and Bailey Avenue. The surrounding properties contain single-family homes and a few vacant lots.

The property was originally zoned "F" Local Retail District which permitted a variety of uses including residential, retail, and service uses. The properties to the west were zoned "C" Apartment District which permitted a mixture of single-family homes and multi-family developments. These districts were converted with the adoption of the 2001 UDC. The "F" Local Retail District became the "C-2" Commercial District and the "C" Apartment District became the "MF-33" Multi-Family District. The homes that were already developed were "grandfathered" and remained on the properties.

The proposed change to "R-4" Single-Family Residential District would be appropriate at this location. The change in zoning would conform to the existing land use. The Master Plan Policies encourage the rezone of vacant property within neighborhoods in order to promote compatible redevelopment in use and intensity. Furthermore, commercial development would not be suitable at this location due to the lack of vehicular traffic and the surrounding properties.

Zoning Commission Recommendation:

Approval

CASE MANAGER : Robin Stover 207-7945

VOTE

FOR	11
AGAINST	0
ABSTAIN	0
RECUSAL	0

Z2005243

ZONING CASE NO. Z2005243 -- November 15, 2005

Applicant: H L H Properties, LP

Zoning Request: "C-2" Commercial District to "R-4" Residential Single-Family District.

Grant Gaines, 111 Soledad, representing the owner, stated that they have been in contact with Sunny Slope Neighborhood Association and they are in support of the proposed down-zoning for single family development.

Staff stated there were 41 notices mailed out to the surrounding property owners, 4 returned in opposition and 4 returned in favor and no responses from the Sunny Slope Neighborhood Association.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

The motion was made by Commissioner Farias and seconded by Commissioner McAden to recommend approval.

1. Property is located on Lots 30 through 32, Block 25, NCB 3200 at 1523 and 1525 Bailey Avenue.
2. There were 41 notices mailed, 4 returned in opposition and 4 in favor.
3. Staff recommends approval.

AYES: Martinez, Robbins, Rodriguez, Kissling, Farias, Marshall, Sherrill, McAden, Avila, Stribling, Gray

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.



41. Notices Mailed
 In Opposition
 In Favor

ZONING CASE: Z2005-243

City Council District No. 3
 Requested Zoning Change
 From "C-2" To "R-4"
 Date: December 15, 2005
 Scale: 1" = 200'

■ Subject Property
 ○ 200' Notification



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